



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE

February 11, 2010

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am

FLAG SALUTE

ROLL CALL: Gerry Brentnall (Chairman), Richard Johnson (Vice Chairman), Harry Crabb (Secretary), Mickey Gray, Jeffrey Moss, Larry Sevison and Ken Denio

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**REZONING/VESTING TENTATIVE MAP/CONDITIONAL USE
PERMIT/VARIANCE (PSUB - T20080310)
GONDOLA-NORTH HOMESITE PROJECT
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider providing a recommendation to the Board of Supervisors on a request submitted by TLA Engineering and Planning on behalf of Mt. Lincoln, LLC, for approval of a Rezoning of Assessor Parcel Numbers 069-070-029 and 069-320-063 from O and FOR (Open Space and Forestry), respectively, to RS-B-8 and O (Residential Single Family, combining minimum Building Site of 8,000 square feet and Open Space), and a Rezoning of 4.10 acres of Assessor Parcel Number 069-070-043 from RF-DR (Residential Forest-Development Reserve) to O. The Planning Commission will consider a Vesting Tentative Map for a 25 lot single family residential subdivision, two open space lots and one lot that requires a Conditional Use Permit for the relocation of an existing chair lift terminal/corridor and for a proposed ski lift facility. A Variance is also requested for the residences in the subdivision to allow a building height of 36 feet where 30 feet is required. The subject property for the 25-lot subdivision, Assessor's Parcel Numbers 069-070-029 and 069-320-063, comprises 11.49 acres, is located near the Sugar Bowl Ski Resort and Village, off Donner Pass Road, 3 1/2 miles southeast of I-80 in the Sugar Bowl area, and is currently zoned FOR and O (Forestry and Open Space). The 4.1 acres of Assessor's Parcel Number 069-070-043, to compensate for the lost Open Space rezoned within the proposed subdivision, comprises 11.4 acres, is also located near the Sugar Bowl Ski Resort and Village, is located to the north and northwest of the Sugar Bowl Unit 3, Crows Nest subdivision and is currently zoned RF-DR. The Planning Commission will consider an adoption of a Mitigation Negative Declaration for the project.

Project Location: The project is located near the Sugar Bowl Ski Resort and Village, off Donner Pass Road, 3 1/2 miles southeast of I-80 in the Sugar Bowl area.

APN: 069-070-029, 069-320-063 and 069-070-043

Zoning: RF-DR (Residential Forest-Development Reserve) FOR and O (Forestry and Open Space).

Total Acreage: 22.89

General Plan Area: Placer County General Plan

MAC Area: Squaw Valley MAC

Owner: Mt. Lincoln, LLC

Applicant: TLA Engineering and Planning, on behalf of Mt. Lincoln LLC.

County Staff:

Planning – Stacy Wydra (530) 581-6288

Engineering & Surveying – Rick Eiri (530) 745-3110

Environmental Health - Jill Kearney (530) 745-2300

2) 10:30 am

**CONDITIONAL USE PERMIT (PCPA 20050072)
LIVINGSTON CONCRETE BATCH PLANT
FINAL ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Livingston's Concrete Service Inc, for approval of a Conditional Use Permit for a concrete ready mix batch plant with a 45-foot silo tower, a 1,200 square-foot office building, and a 1,800 square-foot warehouse. The subject property, Assessor's Parcel Number, comprises 4.9 acres, is located on the south east corner of Ophir Road and Geraldson Road in the Ophir area, and is

currently zoned The Planning Commission will also consider certifying a Final Environmental Impact Report for the project.

Project Location: The project is located on the south east corner of Ophir Road and Geraldson Road in the Ophir area.

APN: 040-271-042

Total Acreage: 4.9 acres

Zoning: C3-UP-Dc (Heavy Commercial, combining Use Permit, required, combining Design Scenic Corridor)

General Plan Area: Newcastle/Ophir

MAC Area: Ophir/Newcastle MAC

Owner/Applicant: Patti Henley, on behalf of Livingston's Concrete Service, Inc.

County Staff:

Planning: Leah Rosasco (530) 745-3091

Engineering and Surveying: Rick Eiri (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300